

Schedule "A"
Attached to the Forming Part of
The Agreement to the Lease
Upon the Property Known As
_____ (address)

Between

_____, Landlord

and

_____, Tenant

Dated this _____ day of _____ 200_.

It is understood and agreed that this Agreement to Lease is subject to the following terms and conditions:

Notwithstanding anything contained to the contrary herein, it is further understood by all parties to this Agreement that the Lease is subject to the following diplomatic clause:

" In the event that the Tenant is transferred by her Government from the Ottawa-Carleton Region, the Tenant may terminate this Lease by giving the Landlord no less than sixty (60) days notice in writing of her/his intention to exercise the option hereby granted. In lieu of providing such notice, the Tenant shall pay the Landlord two (2) months rent, in advance and vacate the premises at her/his convenience, not to exceed the period of notice.

It is understood and agreed that this (Offer to) Lease must be approved by the General Services Office of the Embassy of the United States of American within (3) days from the date of acceptance of the (Offer to) Lease by the Landlord, failing which the Tenant shall so notify the Landlord or Landlord's Agent that they are not satisfied and this Lease shall become null and void. All deposits given to the Landlord or Landlord's Agent will be returned to the Tenant in whole without delay.

Landlord will be responsible for maintenance for all major appliances left in the house for the Tenant's use. (make an inventory list of appliances and other items left in the premises for the Tenant's use). The Tenant agrees to be responsible for general cleanliness of the appliances.

It is further understood and agreed by all parties to this Agreement that the property will be professionally cleaned including but not limited to appliances, windows, carpets, floors, etc. prior to occupancy and it is also understood that the Tenant will undertake the same upon termination of the Lease Agreement.